



Agenda Item #: 6

Project Title: 3087 Luds Lane - Public Building, Dane County Public Safety Communications Center. 16th Alder Dist.

Legistar File ID #: 79469

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Christian Harper, Marsha Rummel, Rafeeq Asad, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 6, 2023, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new Public Building located at 3087 Luds Lane. Registered and speaking in support were Matt Bickel, and Kevin Yeska. Registered in support and available to answer questions was Steve Richards. Registered neither in support nor opposition and available to answer questions was Todd Draper.

The new approximately 34,000 square foot facility will be located east of the existing landfill, on lands proposed for annexation in October, which the County intends to be zoned for Suburban Employment District. The building is intended to house the County's Department of Safety Communication, response for 911 emergency communications for the Sheriff, 68 local police, fire and EMS facilities. They have coordinated with master plan improvements for this area, including the DOT's future north-south realignment of County Highway AB, and development is also planned with the extension of Luds Lane further to the east to serve this facility, as well as extension of that drive to Femrite as further development of this area occurs. The building will be oriented to the north, with parking in front primarily to accommodate visitors and training activities for outside agencies. The building has a significant setback and greenspace from public parking for passive elements, implemented to create the 75-foot stand of distance to protect from physical threats. The east, west, and south sides will be protected by security gates. The south parking area is for staff, and all deliveries to the facility not coming through the front door will be through the east side of the building. The landscaping is yet to be fully developed but will be reflective of the surrounding area of native vegetative landscaping. The floor plan design is focused around the dispatch center, designed to accommodate 49 dispatchers. Administrative offices spaces, and internal training spaces are arranged to the north for ambient daylight, and staff support areas oriented to the west, with quiet rooms and lockers in proximity to the staff entry and patio outside. The dispatch center will have clerestory windows for natural daylight and views for dispatchers, due to the high stress nature of their jobs. The structure of the building envelope will be designed to resist the strong wind speeds associated with tornadoes, and mechanical systems will be planned with redundancies to maintain critical operations. The County's objective is for the new facility's exterior design and materiality to have an appropriate aesthetic of a government or public safety facility, striking a balance of not being overly austere while not calling attention to itself. The palette is a combination of dark brick (ebony) to ground the building, architectural metal panels with both copper and zinc appearances to highlight some of the mass and reliefs of some of the façades.

The Commission had the following questions for staff and the development team:

- Does staff parking have to be connected to public parking on both sides? Specifically does it have to be connected on that left side?
 - No. Provided there is a second means of egress, there's a possibility we could reduce some of that on-site vehicular circulation.

- Something to consider as you move forward, it would save some dollars. If it has to be there maybe it's something more permeable than asphalt or concrete, something that decreases your impervious area, then you can have more budget for plants. Could you point out if there are exterior amenities for the folks working here, and where those are around the building?
 - Yes, in the lower left hand corner of the building plan there is a covered canopy over an outdoor staff patio there.
- It would be nice to see how the landscape supports that space, speaking of the wellness and intensity of someone working this job and having access to nature, what kinds of things are happening around this patio would be nice to see in future iterations.
- Are those emergency generators or transformers located in the fenced area on the right side of the building?
 - One of those is representing an operator for the gate and the other is a transformer pad. There is a diesel generator planned for the building but it's under an overhang that is part of the building massing, at grade.
- Any of that stuff that can be screened from the public view, if that portion of the fence could be solid, or a wing wall, to screen things like dumpsters, transformers, and generators from public view primarily, not necessarily from all areas. Lastly since there is so much fencing here, the quality of the fencing would be interesting to see, whether its going to be chain link, I would hope it could be a dark color and not just galvanized. Something that is consistent with the quality of the architecture.
 - Yes, our intent is more of a black iron ornamental security fence.
- The 3D view, the view of the staff entry (D3), those narrow vertical windows that go up to a datum line, what is the material above the windows on size facing parking?
 - Zinc metal panel.
- I'm glad you're taking some cues from the building up the street because it has interest and nice details to it. Each elevation has interest and I appreciate the datum lines you're maintaining around the building and proportion of materials so far. It's working well and I look forward to seeing this in a night rendering to see how the copper linear panel and how it goes with the cooler tones of your gray is successful, thank you for the presentation.
- Thank you for the presentation, very nice project. It would be great to learn more where mature plantings are and how they play into the experience of this building from the public parking lot. I'm curious to really hone in on how much mature trees are in terms of how the public is going to first experience this building.
- Is there going to be a stack required to get that exhaust up to that highest mass point, and planning for that from a design standpoint.
 - Admittedly landscaping is the next major thing we need to dive into from a development standpoint. From a public safety building perspective we want to make sure we are not providing any opportunities for people to hide outside the building. But point taken on how the public perceives the building as they approach it.
- I think the architecture doesn't need support, it's a very handsome building. I don't know that it's paramount to have a lot of mature trees.
 - Relative to the generator, our mechanical engineers are taking every precaution that we're not pulling fumes back into the building.
- Is there any tall antennas or other communication equipment that might affect the look of the building?
 - Not at this time, there will likely be some rooftop mounted radio equipment.
- Looks like a nice project within the future City limits, we appreciate you bringing it to us at this time and look forward to having you back.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.